IMPLEMENTING THE PLAN OF CONSERVATION AND DEVELOPMENT

May 6, 2021 Sustainability Committee
Structure of the Plan

• Vision Statement
• Six Guiding Principles
• Objectives and Action Items
• Implementation Schedule
Implementation - Decentralized Government

VOTERS

- Representative Town Meeting
- Registrar of Voters
- Board of Estimate and Taxation
- First Selectman
- Town Clerk
- Board of Education

- Board of Social Services
- Board of Health
- Nathaniel Witherell Board
- Inland Wetland Agency
- Conservation Commission
- Planning and Zoning Commission
- Finance
- Assessor
- Tax Collector
- Public Safety
- Public Works
- Parks and Recreation
- Law
- Purchasing
- Fleet
- Human Resources
- Information Technology

TOWN OF GREENWICH ORGANIZATION CHART

This chart reflects the principal reporting responsibilities of the major functions of the Town. Not all departments, boards, commissions, or elected positions are included.
Implementation

➢ Decentralized government – POCD is unifier

➢ Implementation
  ➢ capital improvements, zoning regulations, grants, and planning
Preserve our Unique Character, Community, and Sense of Place

- Moratorium 6-110
- Pre-applications
- Landscape regulations

- New signage and lighting regulations
- Blight Ordinance
- Short term rental regs.
Greenscape Plan for the Post Road corridor
Develop Housing Opportunities for the Future

- Age in place options – accessory units
- Affordable housing task force (Trust Fund, Inclusionary zoning 6-110, partnership with Greenwich Communities)
Develop Housing Opportunities for the Future

Accessory Apartments:
1) Still limited to affordable (max. income of tenant is $80,304) or elderly (62 yrs old). Both scenarios must be owner-occupied. Permitted in RA-4 to R-7 zones.
2) Conversion can occur in home constructed 5 years back. No longer back to 2009 POCD
3) 700 sf max is now 1,200 sf or 35% of total structure whichever is greater. Can go to 800 sf if P&ZC permits
4) No longer need additional lot size to use an accessory bldg. Only requirement is it can be no more than 700sf and must meet lawful setbacks
5) Garage can now be converted
6) No additional curb cuts permitted
Develop Housing Opportunities for the Future

Accessory Apartments – potential changes in the future:
1) Allow units in new construction
2) Remove restrictions of elderly and/or affordable (consider short term rental issues)
3) Allow in R-6
Provide Top Quality Educational Facilities

- Cardinal Stadium project
Sustain and Improve our Natural Environment and Landscape

- Coastal Resiliency – SLR study
- Coastal buffers
- Pre-application option
- EV charging stations
- Greenscape
- 75 acre open space acquisition
- Landscape Regulations
Landscape Regulations – a new approach

The underlying logic is that existing tree canopy and landscape contributes to environmental sustainability on a Town wide scale:

- CO2 absorption/ sequestration
- Heat island mitigation----shade and evapotranspiration
- Drainage and stormwater management
- Wind/Firebreaks
- Shade to cool buildings---reduce energy consumption in summer
- Shade to cool community open space
- Reduce air pollution and improve public health.
- Enhance real estate values and quality of life

By requiring individual projects to contribute per the above, the Town of Greenwich will be a leader in utilizing the urban landscape as a pro-active system which addresses global needs.
Maintain Economic Vitality and Thriving Commercial Centers

- Response to Covid in business areas via temporary outdoor dining
- Car dealerships
Provide the best quality infrastructure, municipal facilities, cultural institutions, and health services

- Working with the public utilities to remove second pole
- Investigated 5-G processes
- Processing possible Smilow Cancer Center
  - EGCC
  - Walk-in medical clinic
Summary and Conclusion

➢ Focus on what draws people to the community
  ➢ E.g., Community character/Place-making, Schools, Housing options

➢ Coordinated and structured planning efforts
  ➢ Frequent planning meetings
  ➢ Biennial review with RTM

➢ Extensive inter-departmental coordination; formed public – private partnerships; focused and driven

➢ Next step – report to full RTM on our progress and ensure we are still on track have buy-in for the Plan